



# REAL ESTATE TAX BULLETIN

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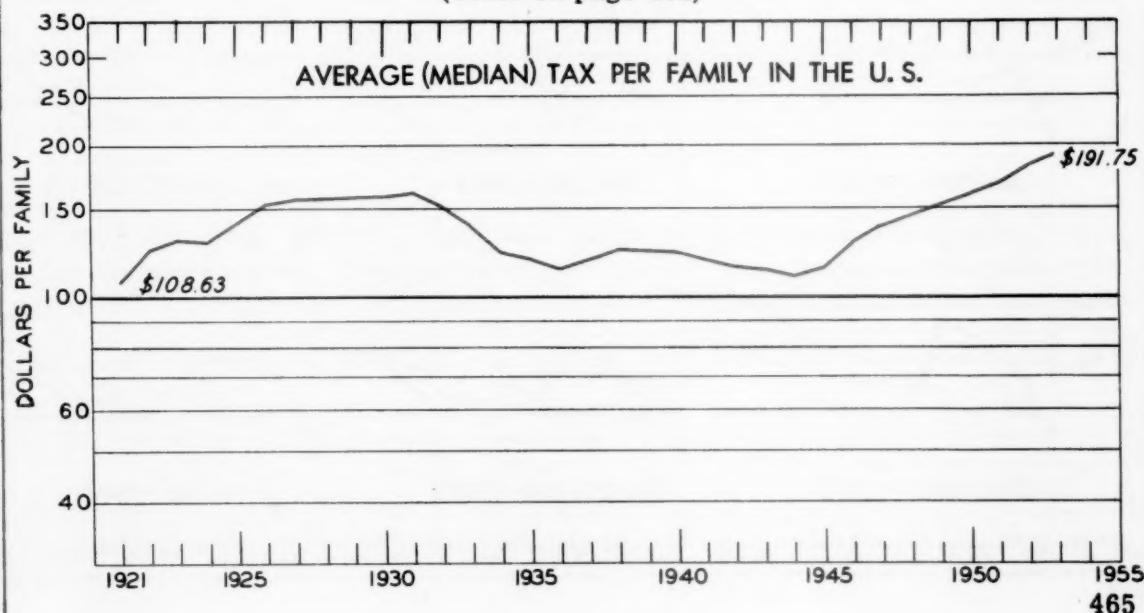
## REAL ESTATE TAXES UP ANOTHER 4 PERCENT

**C**ITIES with a real estate tax load of \$100 or less per family will soon be as scarce as the dodo bird. They are slowly but surely going the way of the 5¢ cigar. This time last year, 11 out of 94 principal cities of the United States could boast of a tax load of \$100 per family or less. Now there are only 4. City budgets, swollen by climbing payrolls and the need for new schools, streets, sewers and hospitals, have moved to all-time highs, and taxes have gone right along with them - and the end is not in sight.

The most recent low point for real estate taxes was in 1944, when the average tax load per family in the 94 principal cities was \$110.10. It is now \$191.75, up 74% above the 1944 level.

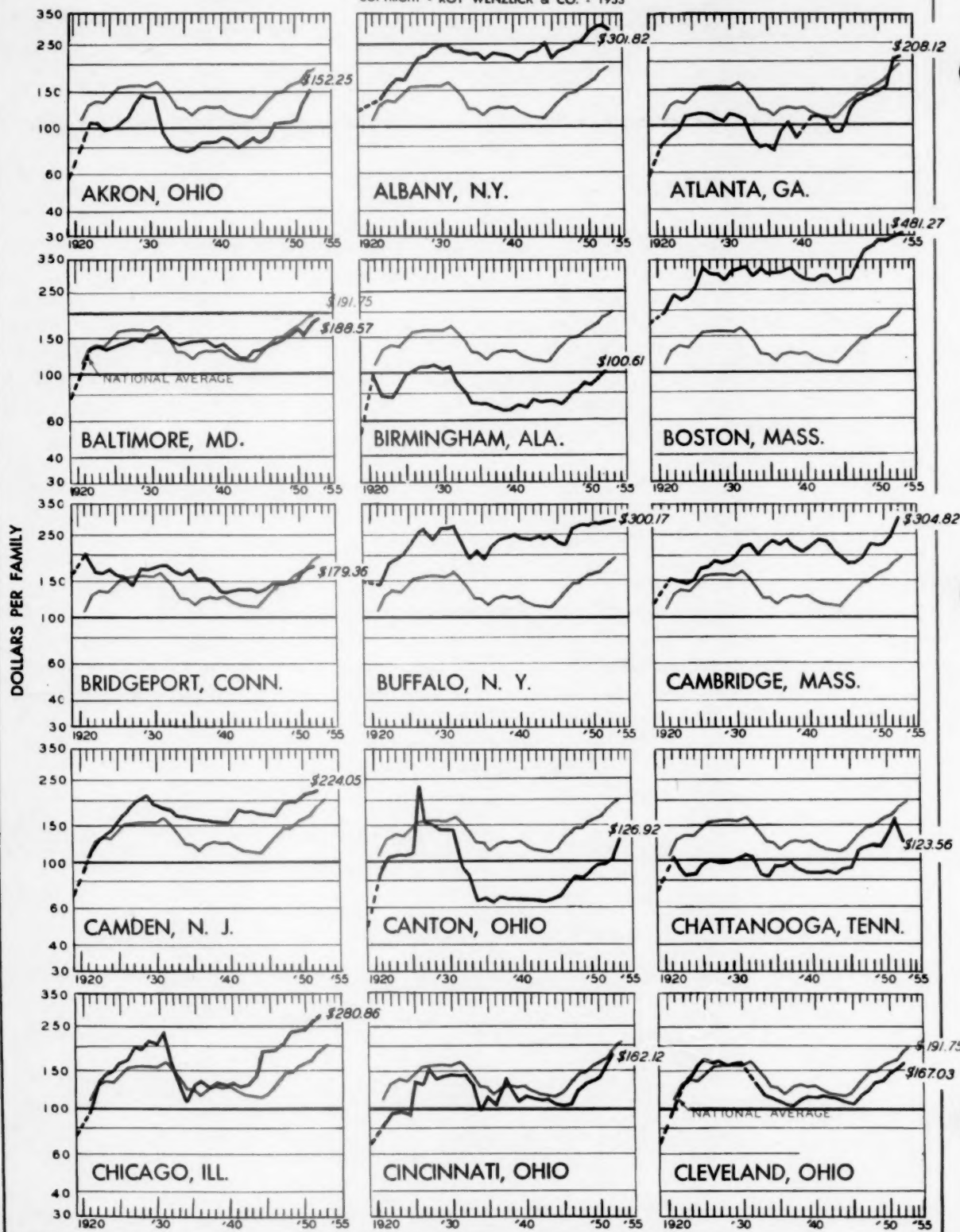
The figures for this study were obtained from the various cities whose charts appear on the following pages. The assessed value of each city was multiplied by its tax rate, giving us the total amount of real estate tax in the individual cities. The real estate tax in each city was then divided by the number of families living in that city. The resulting figure, or the average tax per family, was then plotted on the city's chart. The large chart at the bottom of this page is the average (median) of all of the cities shown on the small charts.

(cont. on page 472)



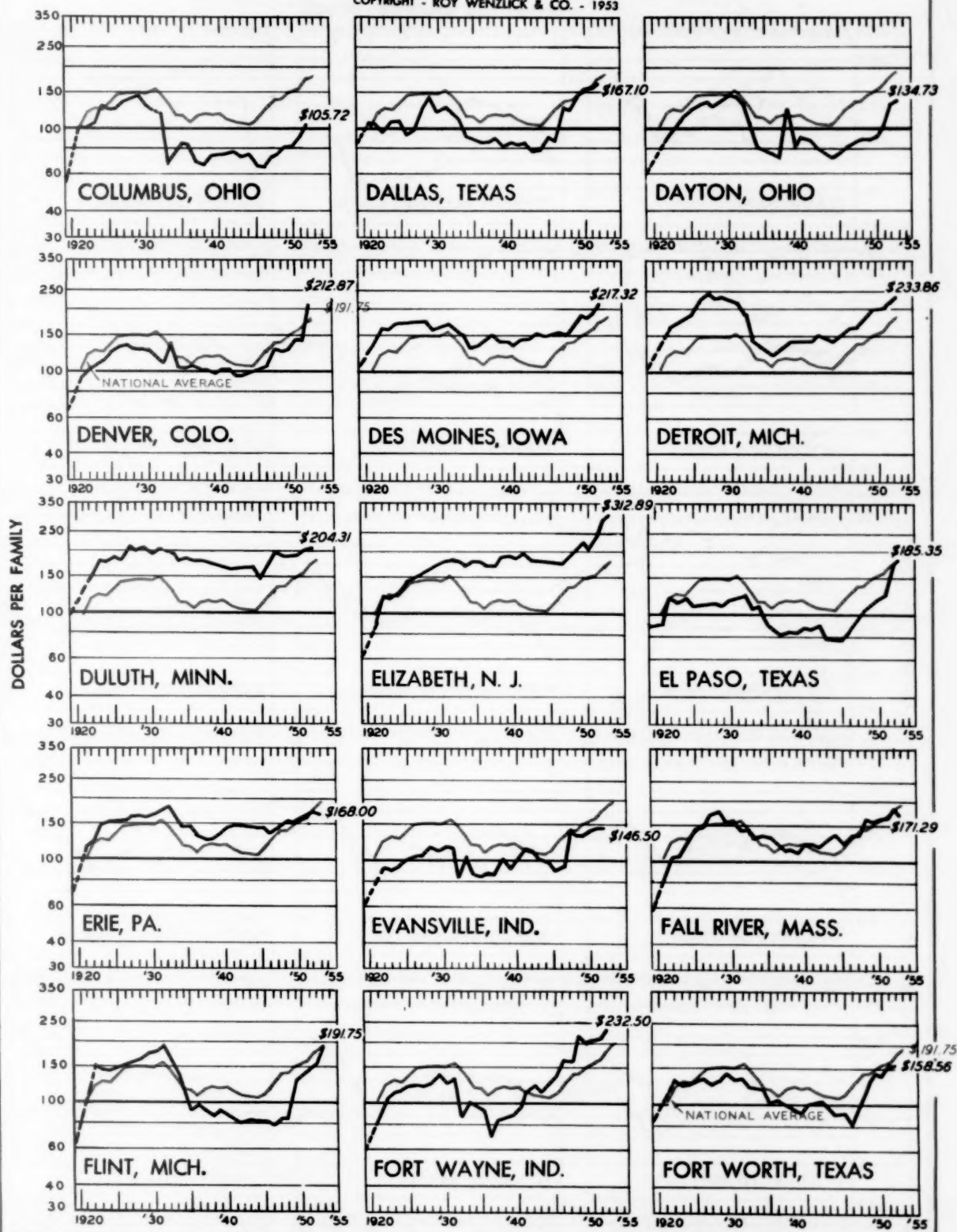
# AVERAGE REAL ESTATE TAX PER FAMILY

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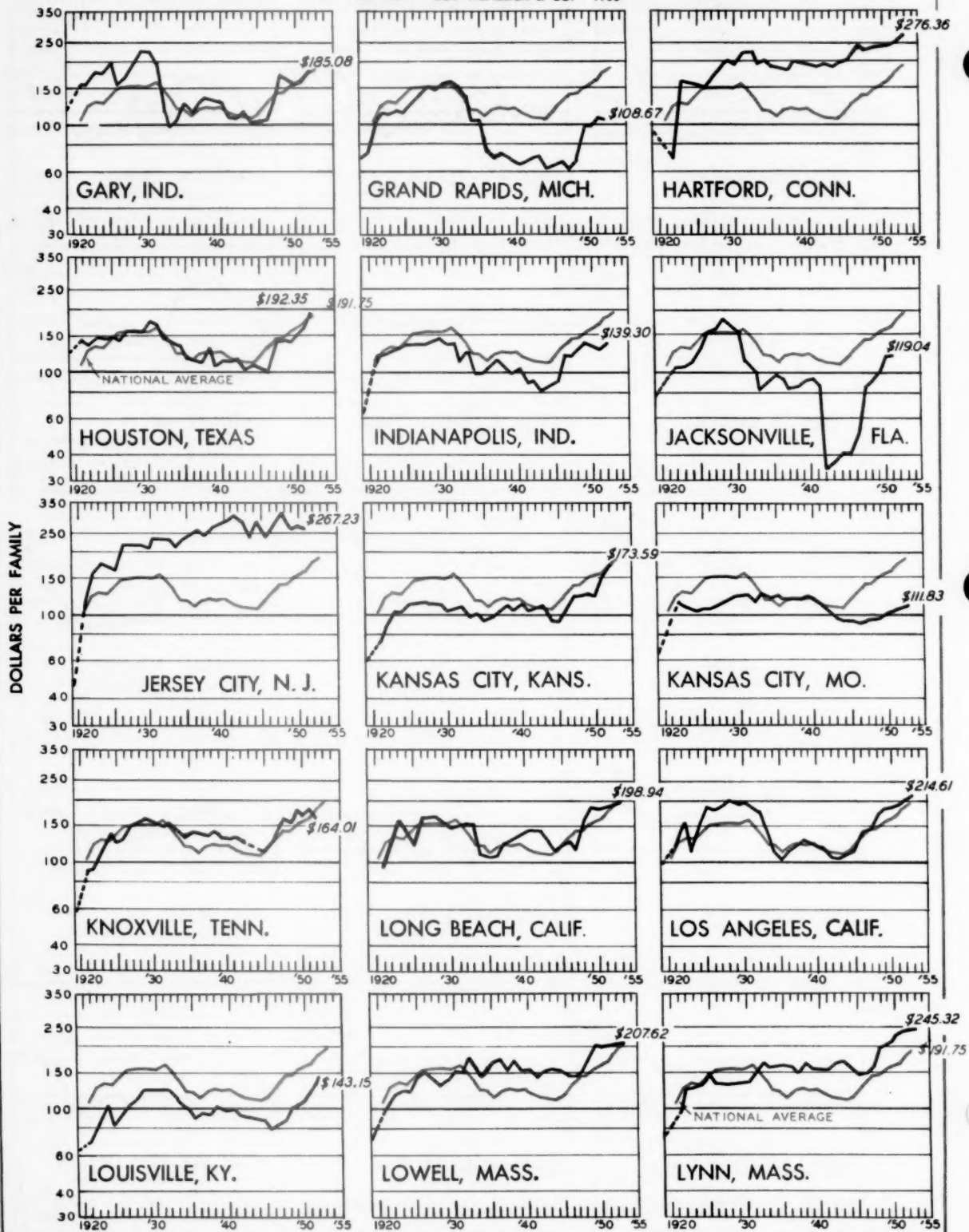
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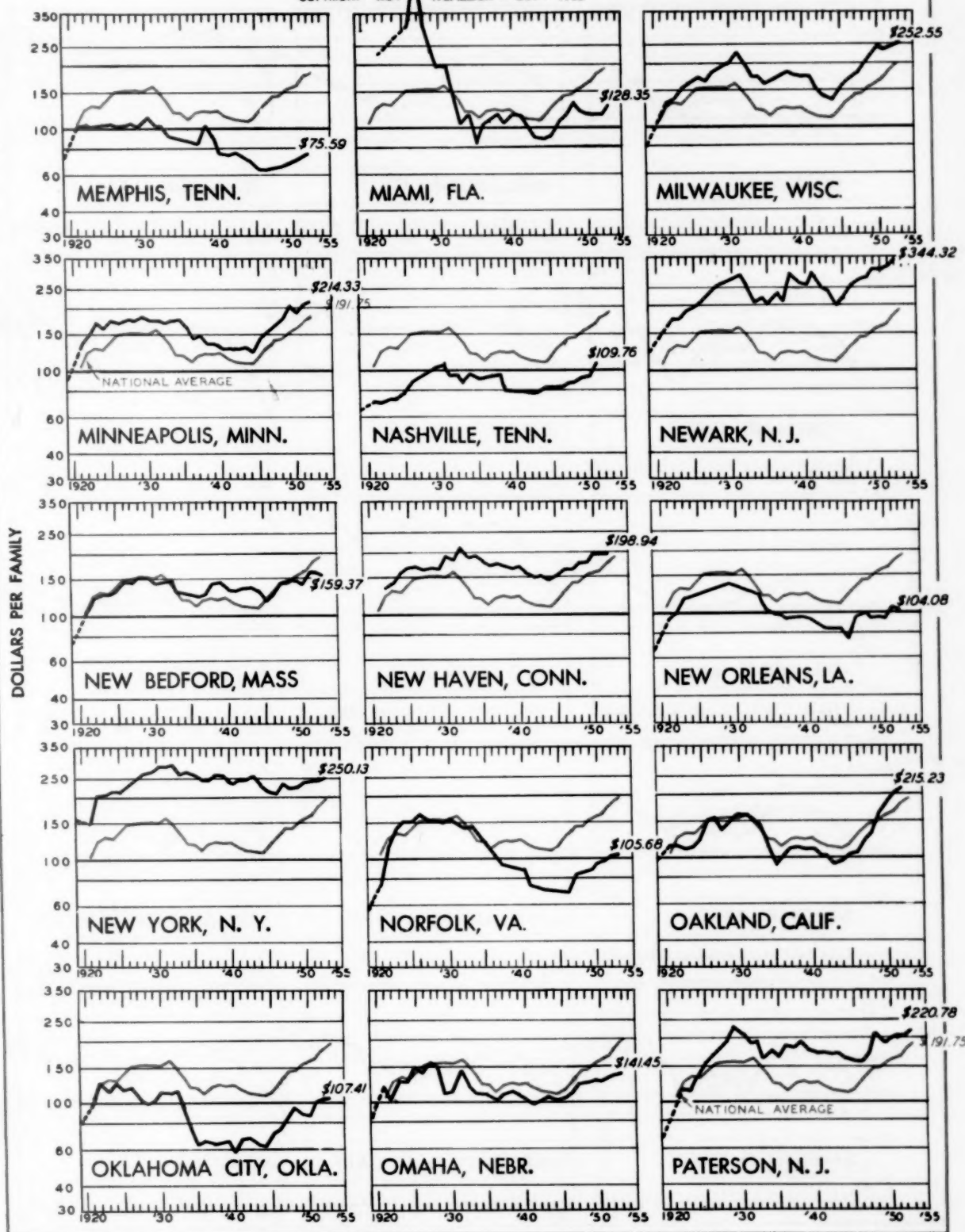
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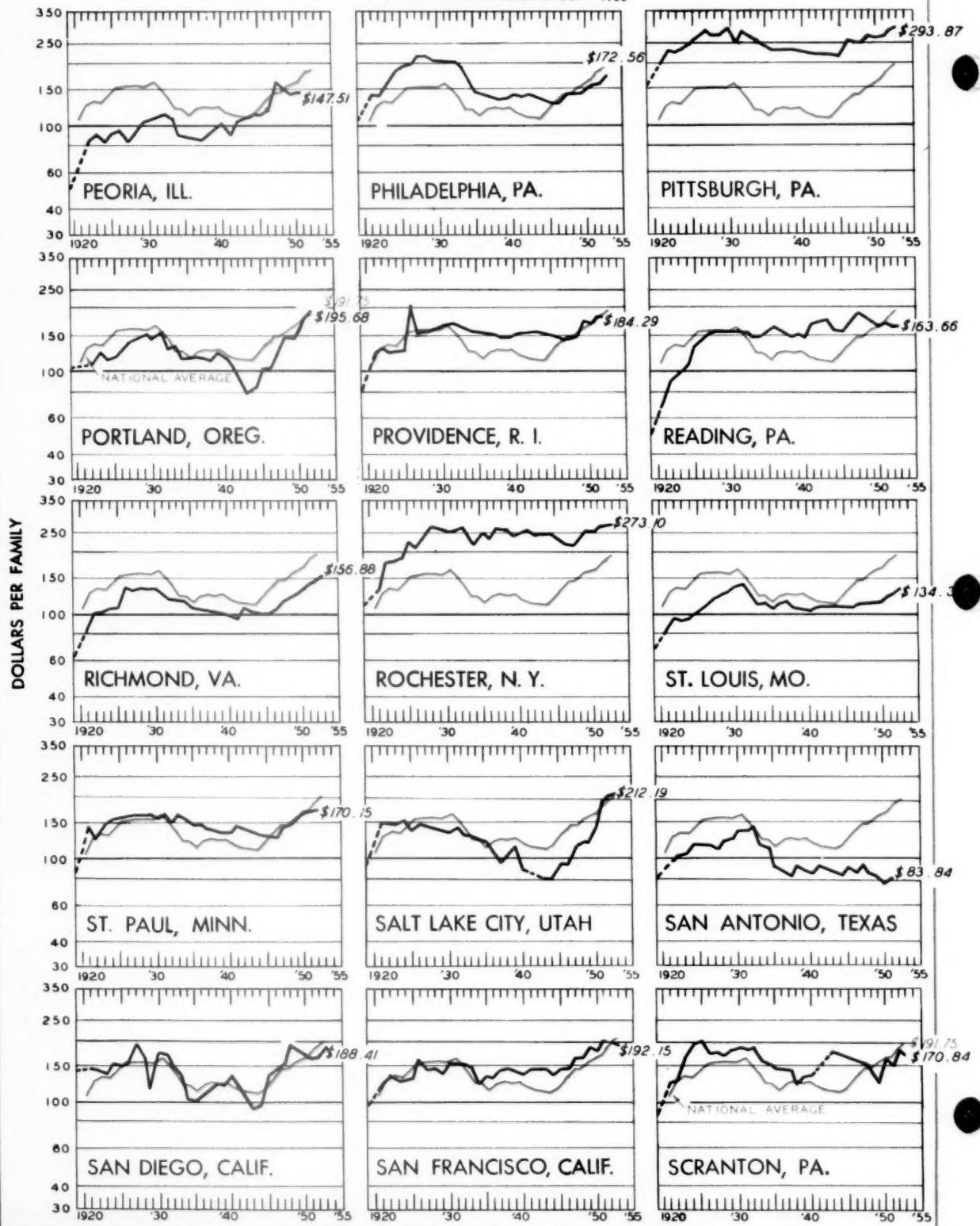
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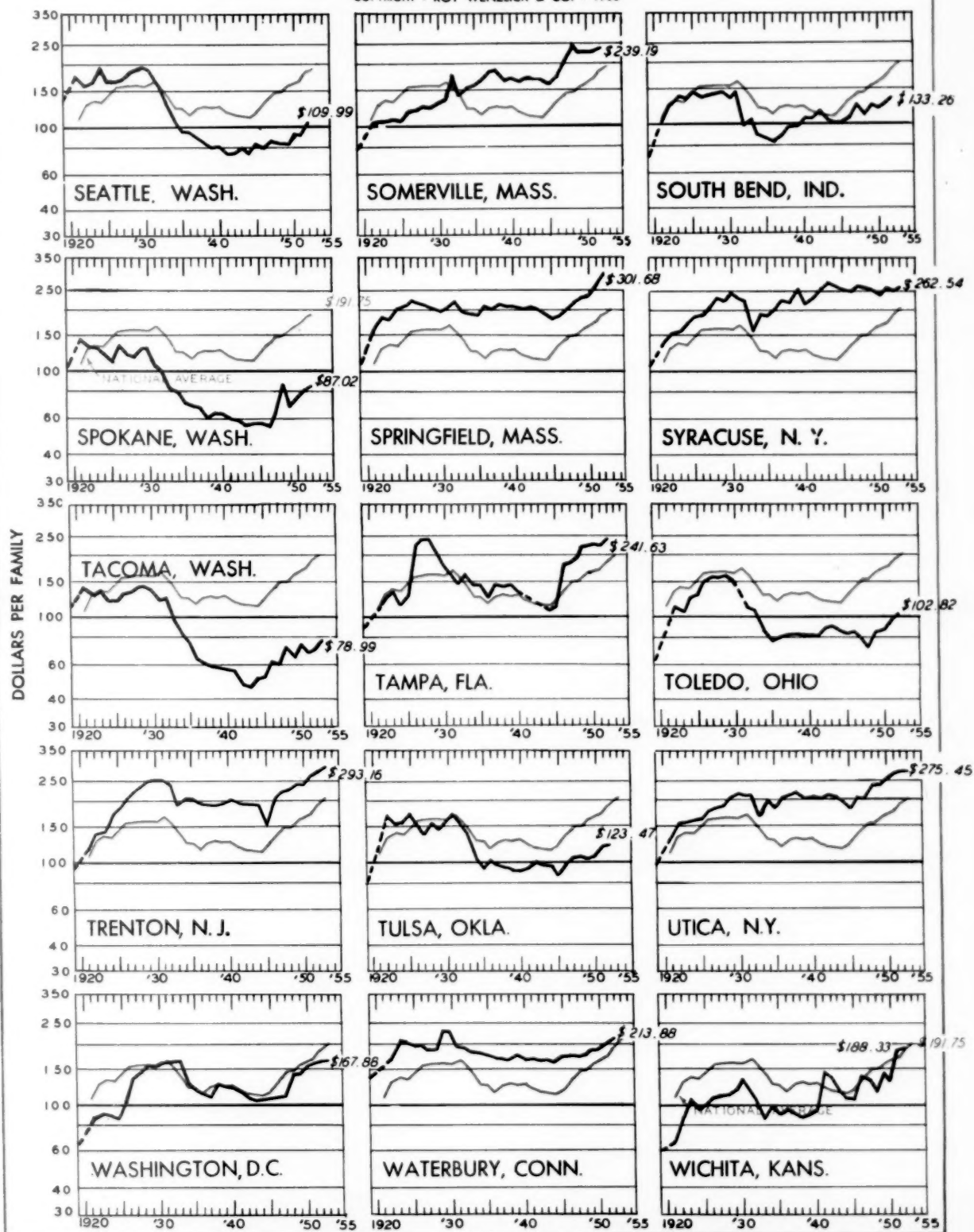
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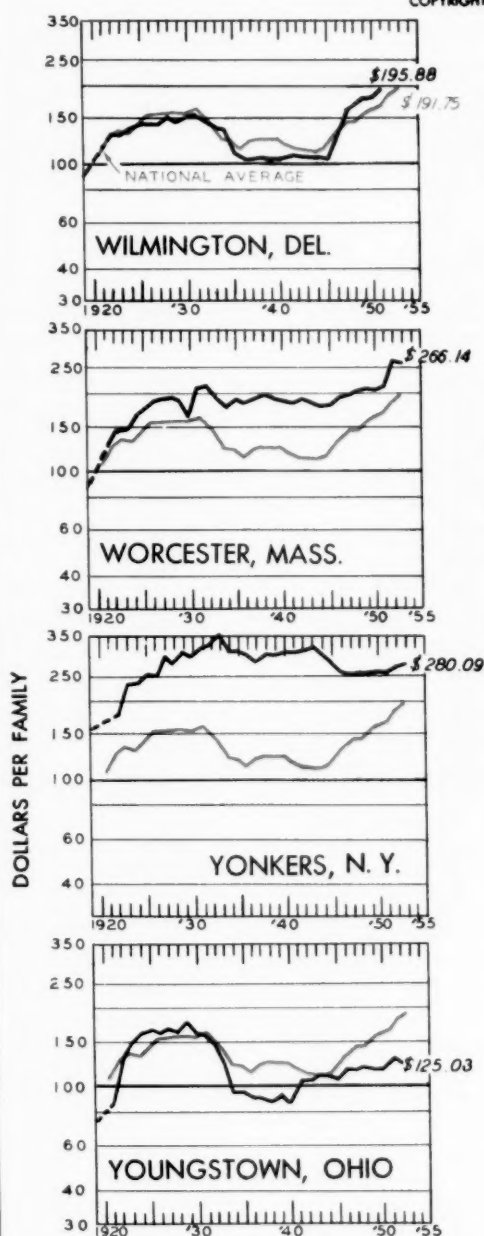
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(cont. from page 465)

A median is an average computed in such a manner that 47 of the 94 cities will have figures higher than the median, while 47 cities will have figures lower than the median.

The highest tax loads are in the eastern cities. Boston, with \$481.27, is the highest.

In 14 cities, however, the tax load is lower than it was last year. The biggest drops were in Chattanooga, where the tax load per family dropped 24% below last year's burden, and Knoxville, where the drop was 11%. The table below shows the ranking of the 94 cities appearing in this study.



## AVERAGE REAL ESTATE TAX PER FAMILY

Rank	City	Tax load	Rank	City	Tax load
1	Boston, Mass.	\$481.27	48	Gary, Ind.	\$185.08
2	Newark, N. J.	344.32	49	Providence, R. I.	184.29
3	Elizabeth, N. J.	312.89	50	Cincinnati, Ohio	182.12
4	Cambridge, Mass.	304.82	51	Bridgeport, Conn.	179.36
5	Albany, N. Y.	301.82	52	Kansas City, Kans.	173.59
6	Springfield, Mass.	301.68	53	Philadelphia, Pa.	172.56
7	Buffalo, N. Y.	300.17	54	Fall River, Mass.	171.29
8	Pittsburgh, Pa.	293.87	55	Scranton, Pa.	170.84
9	Trenton, N. J.	293.16	56	St. Paul, Minn.	170.15
10	Chicago, Ill.	280.86	57	Erie, Pa.	168.00
11	Yonkers, N. Y.	280.09	58	Washington, D. C.	167.88
12	Hartford, Conn.	276.36	59	Dallas, Tex.	167.10
13	Utica, N. Y.	275.45	60	Cleveland, Ohio	167.03
14	Rochester, N. Y.	273.10	61	Knoxville, Tenn.	164.01
15	Jersey City, N. J.	267.23	62	Reading, Pa.	163.66
16	Worcester, Mass.	266.14	63	New Bedford, Mass.	159.37
17	Syracuse, N. Y.	262.54	64	Fort Worth, Tex.	158.56
18	Milwaukee, Wis.	252.55	65	Richmond, Va.	156.88
19	New York, N. Y.	250.13	66	Akron, Ohio	152.25
20	Lynn, Mass.	245.32	67	Peoria, Ill.	147.51
21	Tampa, Fla.	241.63	68	Evansville, Ind.	146.50
22	Somerville, Mass.	239.19	69	Louisville, Ky.	143.15
23	Detroit, Mich.	233.86	70	Omaha, Nebr.	141.45
24	Fort Wayne, Ind.	232.30	71	Indianapolis, Ind.	139.30
25	Camden, N. J.	224.05	72	Dayton, Ohio	134.73
26	Paterson, N. J.	220.78	73	St. Louis, Mo.	134.38
27	Des Moines, Iowa	217.32	74	South Bend, Ind.	133.26
28	Oakland, Calif.	215.23	75	Miami, Fla.	128.35
29	Los Angeles, Calif.	214.61	76	Canton, Ohio	126.92
30	Minneapolis, Minn.	214.33	77	Youngstown, Ohio	125.03
31	Waterbury, Conn.	213.88	78	Chattanooga, Tenn.	123.56
32	Denver, Colo.	212.87	79	Tulsa, Okla.	123.47
33	Salt Lake City, Utah	212.19	80	Jacksonville, Fla.	119.04
34	Atlanta, Ga.	208.12	81	Kansas City, Mo.	111.83
35	Lowell, Mass.	207.62	82	Seattle, Wash.	109.99
36	Duluth, Minn.	204.31	83	Nashville, Tenn.	109.76
37	Long Beach, Calif.	198.94	84	Grand Rapids, Mich.	108.67
38	New Haven, Conn.	198.94	85	Oklahoma City, Okla.	107.41
39	Wilmington, Del.	195.88	86	Columbus, Ohio	105.72
40	Portland, Oreg.	195.68	87	Norfolk, Va.	105.68
41	Houston, Tex.	192.35	88	New Orleans, La.	104.08
42	San Francisco, Calif.	192.15	89	Toledo, Ohio	102.82
43	Flint, Mich.	191.75	90	Birmingham, Ala.	100.66
44	Baltimore, Md.	188.57	91	Spokane, Wash.	87.02
45	San Diego, Calif.	188.41	92	San Antonio, Tex.	83.84
46	Wichita, Kans.	188.33	93	Tacoma, Wash.	78.99
47	El Paso, Tex.	185.35	94	Memphis, Tenn.	75.59